



COUNTY OF LOS ANGELES  
Internal Services Department  
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United We Stand

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Interim Director

TO ENRICH LIVES THROUGH EFFECTIVE AND CARING SERVICE

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June 12, 2003

To: Each Supervisor

From: David Lambertson  
Interim Director

David Janssen  
Chief Administrative Officer

Subject: **IMPLEMENTATION OF A REAL ESTATE MANAGEMENT SYSTEM  
FOR THE CHIEF ADMINISTRATIVE OFFICE THROUGH  
INFORMATION TECHNOLOGY SUPPORT SERVICES MASTER  
AGREEMENT WORK ORDERS**

This is to advise you of our intent to execute two sole source work orders to support implementation of the Chief Administrative Office's (CAO's) Real Estate Management System (REMS). The total for two work orders awarded will be approximately \$447,710. The vendors are Tririga (\$297,710) and Coplan & Company (\$150,000).

**BACKGROUND**

The REMS has been in the planning stages for some time. An initial joint memo from the CAO and the Internal Services Department (ISD) was sent to your Board on March 27, 2000. The memo indicated that the CAO would review a package selected by ISD for facilities maintenance to see if it could be used for real property asset management. The system, called Facility Center, was from Peregrine Systems.

On October 12, 2000, a second memo was sent to your Board from ISD. The memo indicated that implementation of the Facility Center software was underway in ISD, and that the CAO was actively evaluating the system for real property asset management. The memo mentioned interest by other County departments and indicated it was possible a total of \$750,000 in Information Technology Support Services Master Agreement (ITSSMA) work orders would be awarded to help individual departments with implementations.

ISD implemented the Facility Center software in October 2001 for all of ISD's facilities maintenance operations. At that time, the CAO was negotiating with Peregrine for a cost estimate to implement real property asset management. However, Peregrine Systems became the subject of a well-reported financial collapse. No other implementations of the Peregrine software purchased by ISD were done.

Peregrine Systems sold their Facility Center software to Tririga in July 2002. Although Tririga continues to support the Facilities Center product, Tririga has released an internet-based competing/replacement product that is built on more modern technology. This new Tririga product, named Facility Center 8i, will be implemented by the CAO.

### **SCOPE OF WORK**

The Tririga Work Order will provide for application configuration changes and customizations necessary to meet the CAO's operational requirements, data conversion support and training.

The Coplan & Company work order will provide for support to the CAO in testing, documentation of the office procedure changes and project management.

### **JUSTIFICATION**

Implementation of a new Real Estate Management System has been a County Strategic Plan goal and a CAO Asset Management goal for several years. The CAO's current system is technologically outmoded and cannot be easily modified to meet the CAO's requirements. The Tririga system will provide the CAO with enhanced functionality and a more flexible platform to accommodate future requirements.

The work orders are needed to supplement CAO and ISD staff. In part because the Tririga product is new, Tririga is the only bona fide source for the services to assist the County in implementing and customizing the Facility Center 8i application. Coplan & Company has assisted in all of the CAO's requirements definitions and system evaluations and has a unique knowledge of the CAO's requirements.

### **FISCAL IMPACT**

The total cost for both work orders has been included in the CAO's FY 2002-03 Rent Budget. There are no contingency amounts in these fixed price work orders. The work orders would not be amended beyond 10% of their value without another Board notification.

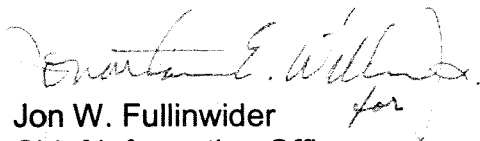
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**CLOSING**

If no comment is received on this notice within two weeks, we will proceed with the work orders. If there are any questions regarding the work order requests, please have your staff contact either Bill Dawson, Deputy Director, Real Estate Division/CAO at (213) 974-3078 or Mark Gascoigne, General Manager, ISD/Information Technology Service at (562) 940-2901.

DL:DJ:mg

Noted and Approved:

  
Jon W. Fullinwider  
Chief Information Officer